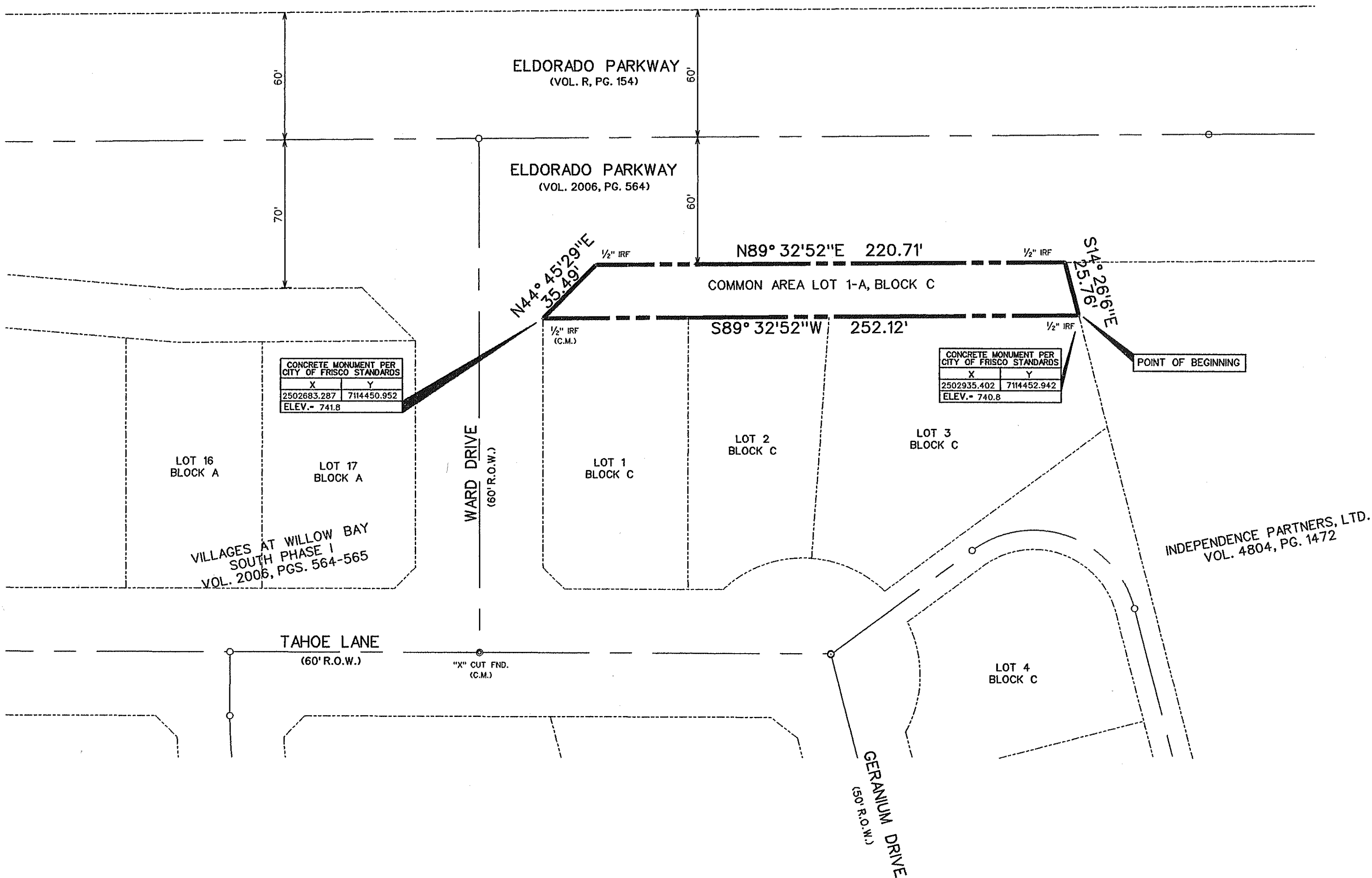




0 20 40 80  
SCALE: 1" = 40'

FRISCO INDEPENDENT SCHOOL DISTRICT  
VOL. 4559, PG. 1378



NOTES:

- Bearings are referenced to Villages at Willow Bay Phase I Vol. R, Pgs. 12-13 in the Plat Records of Collin County, Texas.
- 1/2" iron rods with "CORWIN ENGR. INC." set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted
- C.M. - Controlling Monuments  
IRF - Iron Rod Found
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
- R.O.W. Dedication to City of Frisco and maintained by Independence Association of Homeowners, Inc. for landscaping and screening purposes only.
- The property is zoned Patio Home (PH)
- No floodplain exists on the site.

Owner's Certificate

STATE OF TEXAS §  
COUNTY OF COLLINS

WHEREAS, the CITY OF FRISCO, is the owner of a tract land situated in the J.T. Johnson Survey, Abstract No. 490, in the City of Frisco, Collin County, Texas and being all of Villages at Willow Bay South, Phase I, Block A, Lot 17, an addition to the City of Frisco, as described in Volume 2006, Pages 564-565 in the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Lot 3, Block C, of said addition and being the southeast corner of said Lot 17;

THENCE, South 89° 32' 52" West along the south line of Lot 17, for a distance of 252.12 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 17;

THENCE, North 44° 45' 29" East, along the west line of Lot 17, for a distance of 35.49 feet, to a 1/2 inch iron rod found at the northwest corner of Lot 17, being in the south line of Eldorado Parkway (120' R.O.W.);

THENCE, North 89° 32' 52" East, along the north line of Lot 17 and along the south line of said Eldorado Parkway, for a distance of 220.71 feet, to the POINT OF BEGINNING and containing 0.135 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Warren L. Corwin, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS §  
COUNTY OF COLLINS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_, 2009.

NOTARY PUBLIC, STATE OF TEXAS

Owner's Certificate

STATE OF TEXAS §  
COUNTY OF COLLINS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the CITY OF FRISCO, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as VILLAGES AT WILLOW BAY SOUTH PHASE I, BLOCK C, LOT 1-A on addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The CITY OF FRISCO does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall at all times have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand this the \_\_\_\_ day of \_\_\_\_, 2009.

CITY OF FRISCO

STATE OF TEXAS §  
COUNTY OF COLLINS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_, 2009.

Notary Public, State of Texas

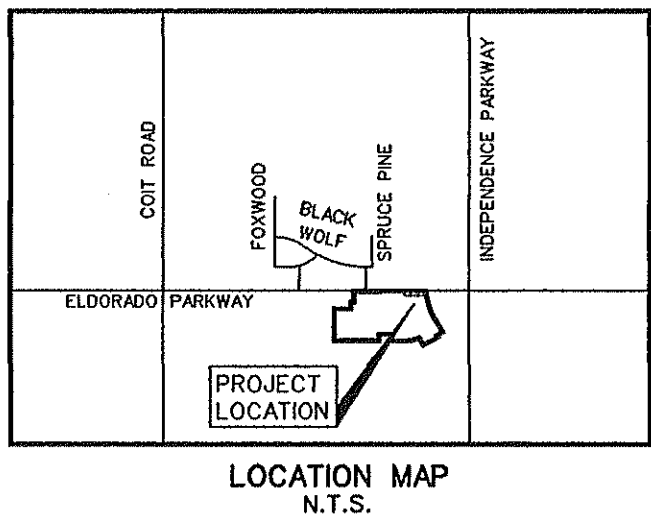
CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_, 20\_\_, by the Planning & Zoning Commission of the City of Frisco, Texas

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY

CITY SECRETARY



Purpose Statement

The purpose of this Replat is to change Block A, Lot 17, to Block C, Lot 1-A, to remove a duplicate lot description.

TOTAL ACRES 0.135

TOTAL LOTS 1

CITY PROJECT \*RP09-0010

VILLAGES AT WILLOW BAY  
SOUTH PHASE I  
BLOCK C, LOT 1-A  
(COMMON AREA - 0.135 ACRES)

BEING A REPLAT OF  
VILLAGES AT WILLOW BAY  
SOUTH PHASE I  
BLOCK A, LOT 17  
OUT OF THE  
J.T. JOHNSON SURVEY, ABSTRACT NO. 490

IN THE  
CITY OF FRISCO  
COLLIN COUNTY, TEXAS

OWNER  
CITY OF FRISCO  
6101 FRISCO SQUARE BLVD.  
FRISCO, TEXAS 75034  
972-292-5000

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
ATTN: WARREN CORWIN

SEPTEMBER 2009

SCALE: 1"=100'